



Legislation Text

File #: ORD. 2019-174, **Version:** 1

To rezone certain properties in the VUU/Chamberlayne Neighborhood Plan area along North Lombardy Street between Brook Road and Chamberlayne Avenue; West Graham Road between North Lombardy Street and Chamberlayne Avenue; Overbrook Road between North Lombardy Street and Chamberlayne Avenue; and Chamberlayne Avenue from the 2300 block to the 2900 block.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the map entitled “VUU/Chamberlayne Plan Implementation, Phase I: Lombardy Area Rezoning,” prepared by the Department of Planning and Development Review, and dated May 6, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2019 records of the City Assessor, are excluded from the B-2 Community Business District and shall no longer be subject to the provisions of sections 30-436.1 through 30-436.5 of the Code of the City of Richmond (2015), as amended, and that the same are included in the UB-2 Urban Business District and shall be subject to the provisions of sections 30-433.10 through 30-433.17 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

2600 Chamberlayne Avenue	Tax Parcel No. N000-0690/009
2601 Chamberlayne Avenue	Tax Parcel No. N000-0634/022
2602 Chamberlayne Avenue	Tax Parcel No. N000-0690/008
2602 A Chamberlayne Avenue	Tax Parcel No. N000-0690/005
2607 Chamberlayne Avenue	Tax Parcel No. N000-0634/018
2612 Chamberlayne Avenue	Tax Parcel No. N000-0690/044
2614 Chamberlayne Avenue	Tax Parcel No. N000-0690/003
2616 Chamberlayne Avenue	Tax Parcel No. N000-0690/002
2618 Chamberlayne Avenue	Tax Parcel No. N000-0690/001
2700 Chamberlayne Avenue	Tax Parcel No. N000-0761/006
2702 Chamberlayne Avenue	Tax Parcel No. N000-0761/005
2704 Chamberlayne Avenue	Tax Parcel No. N000-0761/004
2706 Chamberlayne Avenue	Tax Parcel No. N000-0761/003
2707 Chamberlayne Avenue	Tax Parcel No. N000-0691/031
2709 Chamberlayne Avenue	Tax Parcel No. N000-0691/033
2712 Chamberlayne Avenue	Tax Parcel No. N000-0761/001
2713 Chamberlayne Avenue	Tax Parcel No. N000-0691/035

2715 Chamberlayne Avenue	Tax Parcel No.	N000-0691/036
2717 Chamberlayne Avenue	Tax Parcel No.	N000-0691/037
2719 Chamberlayne Avenue	Tax Parcel No.	N000-0691/038
2724 Chamberlayne Avenue	Tax Parcel No.	N000-0761/001
2900 Chamberlayne Avenue	Tax Parcel No.	N000-0864/014
2901 Chamberlayne Avenue	Tax Parcel No.	N000-0866/018
2902 Chamberlayne Avenue	Tax Parcel No.	N000-0864/013
2904 Chamberlayne Avenue	Tax Parcel No.	N000-0864/012
2905 Chamberlayne Avenue	Tax Parcel No.	N000-0866/020
2906 Chamberlayne Avenue	Tax Parcel No.	N000-0864/011
2908 Chamberlayne Avenue	Tax Parcel No.	N000-0864/010
821 Edgehill Road	Tax Parcel No.	N000-0634/019
2530 North Lombardy Street	Tax Parcel No.	N000-0690/014
2532 North Lombardy Street	Tax Parcel No.	N000-0690/013
2534 North Lombardy Street	Tax Parcel No.	N000-0690/012
2536 North Lombardy Street	Tax Parcel No.	N000-0690/011

§ 2. That, as shown on the map entitled “VUU/Chamberlayne Plan Implementation, Phase I: Lombardy Area Rezoning,” prepared by the Department of Planning and Development Review, and dated May 6, 2019, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2019 records of the City Assessor, are excluded from the B-3 General Business District and shall no longer be subject to the provisions of sections 30-438.1 through 30-438.5 of the Code of the City of Richmond (2015), as amended, and that the same are included in the UB-2 Urban Business District and shall be subject to the provisions of sections 30-433.10 through 30-433.17 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

2203 Brook Road	Tax Parcel No.	N000-0628/019
2301 Brook Road	Tax Parcel No.	N000-0684/022
2302 Chamberlayne Avenue	Tax Parcel No.	N000-0629/009
2306 Chamberlayne Avenue	Tax Parcel No.	N000-0629/005
2308 Chamberlayne Avenue	Tax Parcel No.	N000-0629/001
2403 Chamberlayne Avenue	Tax Parcel No.	N000-0632/012
2405 Chamberlayne Avenue	Tax Parcel No.	N000-0632/014
2406 Chamberlayne Avenue	Tax Parcel No.	N000-0687/004
2416 Chamberlayne Avenue	Tax Parcel No.	N000-0687/003
2420 Chamberlayne Avenue	Tax Parcel No.	N000-0687/001
2421 Chamberlayne Avenue	Tax Parcel No.	N000-0632/017
2425 Chamberlayne Avenue	Tax Parcel No.	N000-0632/018
2500 Chamberlayne Avenue	Tax Parcel No.	N000-0688/009
2503 Chamberlayne Avenue	Tax Parcel No.	N000-0633/020

2509 Chamberlayne Avenue	Tax Parcel No.	N000-0633/023
2510 Chamberlayne Avenue	Tax Parcel No.	N000-0688/007
2511 Chamberlayne Avenue	Tax Parcel No.	N000-0633/024
2512 Chamberlayne Avenue	Tax Parcel No.	N000-0688/005
2513 Chamberlayne Avenue	Tax Parcel No.	N000-0633/025
2517 Chamberlayne Avenue	Tax Parcel No.	N000-0633/027
2519 Chamberlayne Avenue	Tax Parcel No.	N000-0633/028
2523 Chamberlayne Avenue	Tax Parcel No.	N000-0633/029
2526 Chamberlayne Avenue	Tax Parcel No.	N000-0688/001
2131 North Lombardy Street	Tax Parcel No.	N000-0682/001
2215 North Lombardy Street	Tax Parcel No.	N000-0628/030
2300 North Lombardy Street	Tax Parcel No.	N000-0684/019
2306 North Lombardy Street	Tax Parcel No.	N000-0684/014
2308 North Lombardy Street	Tax Parcel No.	N000-0684/012
2309 North Lombardy Street	Tax Parcel No.	N000-0629/027
2311 North Lombardy Street	Tax Parcel No.	N000-0629/029
2315 North Lombardy Street	Tax Parcel No.	N000-0629/038
2400 North Lombardy Street	Tax Parcel No.	N000-0752/015
2402 North Lombardy Street	Tax Parcel No.	N000-0752/013
2404 North Lombardy Street	Tax Parcel No.	N000-0752/011
2406 North Lombardy Street	Tax Parcel No.	N000-0752/010
2410 North Lombardy Street	Tax Parcel No.	N000-0752/009
2412 North Lombardy Street	Tax Parcel No.	N000-0752/007
2423 North Lombardy Street	Tax Parcel No.	N000-0687/016
2500 North Lombardy Street	Tax Parcel No.	N000-0690/022
2509 North Lombardy Street	Tax Parcel No.	N000-0688/013
2510 North Lombardy Street	Tax Parcel No.	N000-0690/019
2516 North Lombardy Street	Tax Parcel No.	N000-0690/016
2404 Northumberland Avenue	Tax Parcel No.	N000-0684/010
814 Overbrook Road	Tax Parcel No.	N000-0633/018
1007 Overbrook Road	Tax Parcel No.	N000-0687/039
1009 Overbrook Road	Tax Parcel No.	N000-0687/038
1011 Overbrook Road	Tax Parcel No.	N000-0687/035
2414 Seminary Avenue	Tax Parcel No.	N000-0752/002
1006 West Graham Road	Tax Parcel No.	N000-0687/009
1009 West Graham Road	Tax Parcel No.	N000-0629/048
1009 West Graham Road Unit 1	Tax Parcel No.	N000-0629/049
1009 West Graham Road Unit 2	Tax Parcel No.	N000-0629/050
1009 West Graham Road Unit 3	Tax Parcel No.	N000-0629/051
1009 West Graham Road Unit 4	Tax Parcel No.	N000-0629/052
1009 West Graham Road Unit 5	Tax Parcel No.	N000-0629/053
1009 West Graham Road Unit 6	Tax Parcel No.	N000-0629/054
1009 West Graham Road Unit 7	Tax Parcel No.	N000-0629/055
1009 West Graham Road Unit 8	Tax Parcel No.	N000-0629/056
1009 West Graham Road Unit 9	Tax Parcel No.	N000-0629/057
1009 West Graham Road Unit 10	Tax Parcel No.	N000-0629/058

1009 West Graham Road Unit 11	Tax Parcel No.	N000-0629/059
1009 West Graham Road Unit 12	Tax Parcel No.	N000-0629/060
1009 West Graham Road Unit 13	Tax Parcel No.	N000-0629/061
1009 West Graham Road Unit 14	Tax Parcel No.	N000-0629/062
1009 West Graham Road Unit 15	Tax Parcel No.	N000-0629/063
1009 West Graham Road Unit 16	Tax Parcel No.	N000-0629/064
1009 West Graham Road Unit 17	Tax Parcel No.	N000-0629/065
1009 West Graham Road Unit 18	Tax Parcel No.	N000-0629/066
1009 West Graham Road Unit 19	Tax Parcel No.	N000-0629/067
1015 West Graham Road	Tax Parcel No.	N000-0629/045
1019 West Graham Road	Tax Parcel No.	N000-0629/042
1002 Wickham Street	Tax Parcel No.	N000-0629/010
1151 Wickham Street	Tax Parcel No.	N000-0628/032

§ 3. This ordinance shall be in force and effect upon adoption.

O & R Request

DATE: May 28, 2019

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: Request to amend the Official Zoning Map for the purpose of rezoning certain properties in the VUU/Chamberlayne Neighborhood Plan area along both sides of: Lombardy St. between Brook Rd. and Chamberlayne Ave., Chamberlayne Ave. between the 2300 and 2900 blocks, Graham Ave. between Lombardy St. and Chamberlayne Ave., and Overbrook Rd. between Lombardy St. and Chamberlayne Ave.

ORD. OR RES. No.

PURPOSE: To amend the official zoning map for the purpose of creating a neighborhood center at the heart of the VUU/Chamberlayne Plan area, the key recommendation of the Plan.

REASON: This rezoning will be the first phase of implementation of the VUU/Chamberlayne Neighborhood Plan, an adopted amendment of the City of Richmond Master Plan. The rezoning will lay the framework for creating a walkable neighborhood center, as recommended by the plan.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its July 1, 2019, meeting; to be forwarded to City Council at its July 22, 2019 meeting. A letter outlining the Commission’s recommendation will be forwarded to City Council following that meeting.

BACKGROUND:

These amendments arise out of the recommendations of the adopted VUU/Chamberlayne Plan. The Plan was formed with input from a steering committee made up of representatives from both the Edgehill Civic Association and the Chamberlayne Court Civic Association, as well as representatives of Virginia Union University, Pfizer, the Children’s Hospital of Richmond at VCU, and the Richmond Association of Realtors, along with multiple small business owners in the area.

The steering committee identified *Strengths*, *Weaknesses* and *Opportunities* of the study area. The primary *Weaknesses* were “lack of neighborhood and retail services”, “too many storage and auto uses in critical locations”, “corrosion of streetscapes and inconsistent sidewalks”, “too many parking lots, not enough green space”, and “old motels and nuisance uses”. The primary *Opportunities* were: “create a neighborhood and college town center on Lombardy”, “attract shops, restaurants, and community services”, “build more housing” and “improve appearance and usefulness of streets”.

Changing the zoning designation to UB-2, as recommended by The Plan, will guide new development to fit the character of the neighborhood center, eventually turning Lombardy Street into the walkable neighborhood retail center envisioned.

Master Plan

The VUU/Chamberlayne Neighborhood Plan is an adopted amendment to the official Master Plan. Rezoning will fulfill the first phase of Plan implementation. The VUU/Chamberlayne Plan future land use map and recommendations will be incorporated into Richmond 300, the City Master Plan update currently underway.

Existing and Proposed Zoning

Staff has completed a thorough analysis of the specifics of each zoning district and has concluded that the UB-2 Urban Business District, as recommended by The Plan, will achieve the land use goals of The Plan. UB-2 differs from B-3 and B-2 in that it does not allow auto-service centers, auto sales, motor fuels dispensing and other uses typical of B-3 and B-2. UB-2 has no required front yard setback and new buildings must be a minimum of two stories and a maximum of three stories (four if adjacent lot has four stories, which is not applicable to this area). Parking lots may not be located between a main building and the right-of-way, and must be screened. Driveways from streets are not allowed if alley access is available. All new development over 1,000 square feet is required to undergo a Plan of Development review.

Public Engagement and Information Sharing

PDR staff presented the rezoning concept to the Edgehill/Chamberlayne Court Civic Association March

26th, 2019. Postcards with the dates of two public open houses about the rezoning were sent to each owner of an affected property. The two open houses were held at the Fourth Police Precinct: Tuesday, April 23rd from 5 to 7pm and Thursday, April 25th from 11am to 1pm. PDR staff presented the topic of rezoning at the Third District meeting on April 25th and the Battery Park Civic Association meeting April 9th. A summary document (see attached) was created and widely circulated, including by RVA News. Richmond Bizsense wrote an article and quoted PDR staff about the rezoning on April 3.

Public response to the rezoning has been overwhelmingly positive, and multiple property and business owners have asked PDR staff to proceed with the other Plan recommended rezonings as soon as possible.

Staff will continue to keep in touch with the Edgehill/Chamberlayne Court Civic Association as the process moves forward and will notify all open house attendees of the dates of public hearings.

Attached Summary Document

In order to convey the ideas and reasoning behind this rezoning process clearly and thoroughly, staff created a summary document complete with explanatory text, photos of the rezoning area, maps of existing and proposed zoning, exact zoning changes, and explanation of each recommendation. Please see attached summary for further details.

FISCAL IMPACT / COST: There is no cost to the City of Richmond to implement this rezoning. PDR staff expects that the overall fiscal impact to the city will be positive.

FISCAL IMPLICATIONS: The Department Planning and Development Review does not anticipate any fiscal implications from this proposal.

BUDGET AMENDMENT NECESSARY: None

REVENUE TO CITY: Positive revenue is expected from tax revenue due to increased development.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 24, 2019

CITY COUNCIL PUBLIC HEARING DATE: July 22, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, July 1, 2019

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
Planning and Development Review

RELATIONSHIP TO EXISTING ORD. OR RES.: ORD. 2016-002, the adoption of the VUU/Chamberlayne Neighborhood Plan

REQUIRED CHANGES TO WORK PROGRAM(S): N/A

ATTACHMENTS: Draft Ordinance, Summary Document

STAFF: Anne W. Darby, AICP, Planner III, Zoning Specialist
Planning and Development Review
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